

### **TERMS AND CONDITIONS**

1. The Allottee shall pay the cost of land according to schedule issued by DHA Quetta. The development charges/ additional development charges if imposed, shall be payable as determined by the Management of DHA Quetta from time to time. In case of a corner, park facing, main boulevard facing or semi corner plot, 10% additional charges will be paid.
2. After clearing all the dues liable to be paid against subject plot, demarcation and measurement of the plot will be carried out in the presence of the allottee / transferee or his representative at time of handing over the physical possession of the plot. If total area of the plot exceeds the standard allotted size, the cost of such additional area shall be payable by the allottee / transferee within 30 days of the measurement at the rate approved by the Management.
3. In order to secure loan from registered loan giving agency for construction of the house, the allottee / transferee may mortgage the plot to such an agency after obtaining No Objection Certificate / Permission to Mortgage from DHA Quetta. Moreover, an undertaking from the member is required that if the NOC is issued on provisional allotment, principle dues plus surcharge (if any) will be cleared by the member within 15 days of the grant of loan by the bank to clear his/her account in DHA Quetta.
4. The allottee/transferee shall be liable to pay from the date he takes over possession of the plot, all taxes, rates, assessments, duties, charges (including betterment and maintenance charges) and imposition which may now or hereinafter be charged or imposed upon or be payable in respect of the said plot or anything relating thereto by any competent authority under any law, rule, regulation, by-law or by the State for the time being enforced.
5. The allottee / transferee shall construct a building within a period of two years from the date of approval of drawing of the plot in conformity with the construction by-laws of DHA Quetta and obtain a completion certificate in accordance with the prescribed procedure. After the prescribed period allottee/transferee shall be liable to pay non utilization charges fixed by the DHA Quetta.
6. The DHA Quetta shall have the right to inspect / monitor the construction through its representative at all reasonable timings.
7. If, for any reason allottee/transferee surrenders the plot to DHA Quetta, 10% of the total price of the plot plus other dues, (if any) shall be forfeited and the balance amount will be refunded, subject to the approval of the Management of DHA Quetta.
8. The allottee/transferee shall not disturb/interfere with the layout of Housing Scheme of DHA Quetta in any manner whatsoever, and shall not encroach upon or usurp or put into his use, the pavements, pathways, roads, beams, green belt or any of the area/piece of land, in the ownership of the DHA Quetta, other than the one allotted to him.
9. DHA Quetta may pull down, remove, or demolish the encroachment, without any notice, at the risk and cost of the allottee/transferee and the allottee/transferee shall be liable to pay to DHA Quetta the cost so incurred immediately or on removal of the encroachment.
10. The Management of DHA Quetta reserves the right to cancel the allotment of any plot, resume its possession and forfeit whole or part of the payments already made in case of contravention of any condition of allotment. In such cases it shall be lawful for the representative of the DHA Quetta to enter upon the allotted plot and take possession of the same and of the building, construction or any material found thereon without any compensation thereof and the allottee/transferee shall also be responsible for any loss that the DHA Quetta may sustain in the fresh allotment of the plot. DHA Quetta may accept in lieu thereof, by way of compromise any satisfaction in money from allottee/transferee.
11. The plot shall be used for the sole purpose of erecting a residential/commercial building (whichever is applicable). It will be mandatory for the members to pay for installation of security system for every house/commercial building. The amount will be deposited by the owner at the time of construction at the than prevailing rates.
12. Allottee/transferee shall be liable to pay proportionate cost of any facility provided by the DHA Quetta for development / maintenance of the infrastructure etc.
13. The expenses of the Stamp Duty / Capital Value Tax (whichever is applicable) and any other tax/duty imposed by the Govt will be paid by allottee/transferee.
14. This allotment is non-transferable except for legal and natural heirs or to a person whose application for transfer is accepted by the Managing Committee of DHA Quetta according to law. Such transfer shall subject to payment of fee to DHA Quetta apart from other fees.
15. The Allottee shall pay the prescribed instalments of plot price / development charges in time, otherwise a late payment surcharge @ 0.06% per day of the due amount after prescribed date will be levied. The plot will be cancelled on non-payment of three consecutive instalments or any four instalments and the amount deposited will be refunded after completion of the installment payments as notified with 20% deduction of deposited amount.
16. I have read and understood above written Terms and Conditions and I shall abide by the rules, regulations and requirements or any other condition that may be prescribed by DHAQ from time to time.

**Applicant's Signatures/ Thumb Impressions:**

**Date:** \_\_\_\_\_